[redacted]

YSTEMS LTD

APPLICATION NO:
F/2000/1759

LOCATION:
37 Chestnut Avenue, Wokingham.

APPLICANT:
Mr Mrs Hunter

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
10/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hunter
37 Chestnut Avenue
Wokingham
Berkshire
RG41 3HW

Application Number: F/2000/1759

Parish: **WOKINGHAM**

Location: **37, Chestnut Avenue, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 01/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Application Number F/2000/1759
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORKS.

John Mutlow
1/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 37 Chestnut Avenue Wokingham.

APPLICATION NUMBER: F/2000/1759

OFFICER: Farah Humayun

DATE OF SITE VISIT: 5/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT of PROPERTY

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED.
ATT GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

HOUSE SET FORWARD - WINDOW TO 39 OVERLOOKS - OB FL.
1.8M FENCE - WITH LANDSCAPING.
PRESENT SHED STRUCTURE TO SIDE WITH SHARED BOUNDARY
EXTENSION.
NO POTENTIAL OVERLOOKING TO 35

5. SITE CONSTRAINTS

TREES - LARGE IN REAR.

ACCESS/PARKING ——————

LEVELS ——————

BOUNDARY TREATMENT - 1M BOUNDARY FENCE TO 35.

OTHERS 1.8 M TO 39.
2M TO REAR of 35.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1759

Applicant : Mr Mrs Hunter .

Location : 37, Chestnut Avenue, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 5/7/00

Date Registered : 15/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 10/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WOKINGHAM TOWN COUNCIL - NO objections

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES

Application Number: F/2000/1759

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed single storey rear extension to dwelling to form conservatory. The extension has a hipped roof design. The height to the ridge is approx 3 metres and 2.3 metres to the eaves.

The proposed extension will extend out by 3.5 metres. It is located approx 4 metres away from the boundary with No 35 Chestnut Avenue and approx 6 metres from the boundary with No 39.

The property of No 37 Chestnut Avenue is set back in relation to No 35 & No 39. There is one window in the side elevation of No 39 which is obscurely glazed. There are no windows in the side elevation of No 35. It is therefore considered that the proposed extension will not have an adverse negative impact upon the neighbouring properties and their living conditions.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Farah Humayun

Application Number: F/2000/1759

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 37 Chestnut Avenue, Wokingham.

Applicant: Mr & Mrs Hunter

Your observations are required in respect of this application by **17/07/2000**

No objections

SIGNED: _____ **DATE:** 17/07/00

CLERK TO Wokingham Town Council

**********FILE COPY**********

Tel:

Date: **23 June 2000**

My ref: F/2000/1759

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1759
37, Chestnut Avenue, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1759**
37, Chestnut Avenue, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

**********FILE COPY**********

**********FILE COPY**********

Tel:

Date: **23 June 2000**

My ref: F/2000/1759

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

**********FILE COPY**********

**********FILE COPY**********

Tel:

Date: **23 June 2000**

My ref: F/2000/1759

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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37, Chestnut Avenue, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2000/1759

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
37, Chestnut Avenue, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

23 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 JUN 2000	
Officer: FH	Application No. F/2000/1759

Map No. 68 Site 0:07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 37 CHESTNUT AVE

Parish: WOKINGHAM Ward: Evendons

23.6.2000

Applicant: MR/MRS HUNTER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

no pre-apps.....
.....
.....

NEIGHBOURS:

S/N + 18, 20, 35 + 39 CHESTNUT AVENUE.....
.....
8 + 14 SCOTS DRIVE. ✓.....
.....
.....
.....
.....
.....
.....

37, CHESTNUT AVENUE

68

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
TP973			Johnston/ 2def bungalows & garages	14/7/55 app			
	BR2537		Roof conversion (Mr. D. M. Hunter)		30.4.75 App.		
02634			" " "	15.5.75 GA			
12274			Garage. (for D.M. Hunter	13.12.79 GA	App		
	BR12445		Ext " " "		21.12.79		
	BR15486		S/storey extension "		8.4.82 App		
17357			" "	7.5.82 GA			
23127			1st floor " "	25.8.85 GA			
	BR25327		" "	1st	15/10/85 App		

15.JUN.2000* 1759

Environmental Services

For office use only.
Application number: 15. JUN. 2000* 1759

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR D M HUNTER & MRS E HUNTER 37 CHESTNUT AVENUE WOKINGHAM RG41 3HW 01189783260
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	~~37 Chestnut Avenue~~ 37 CHESTNUT AVENUE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DWARF RED BRICK WALL TO MATCH EXISTING. WOOD FRAME PAINTED WHITE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I/or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

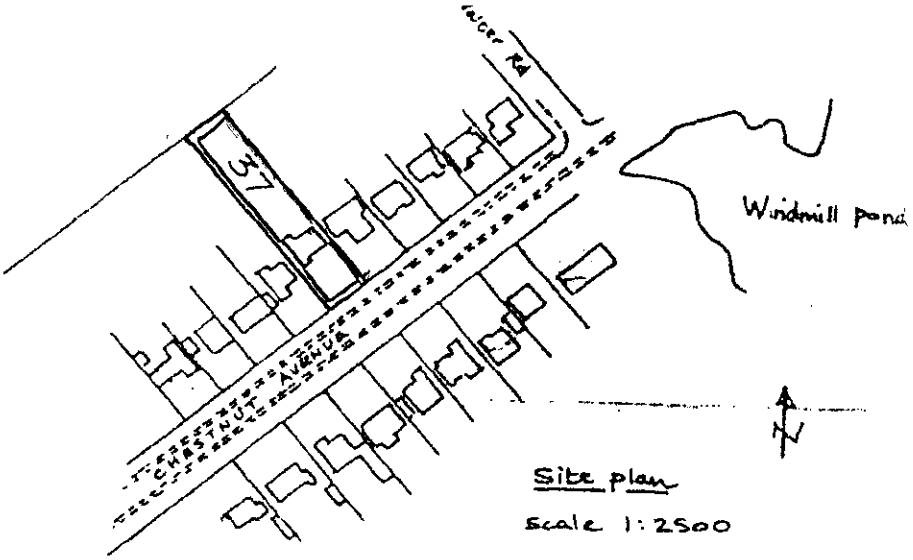
None of the land forms part of an agricultural holding.

Your signature: [signature]

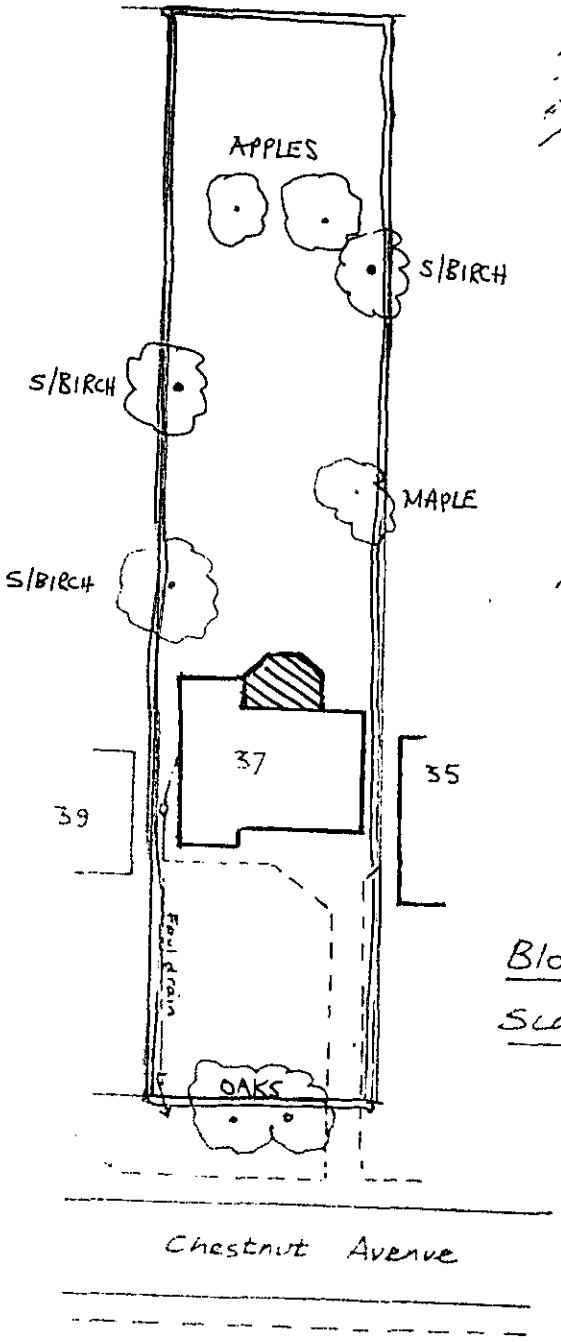
on behalf of

Date 14 June 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site plan
Scale 1:2500
OS 7969 (1967 Ed)

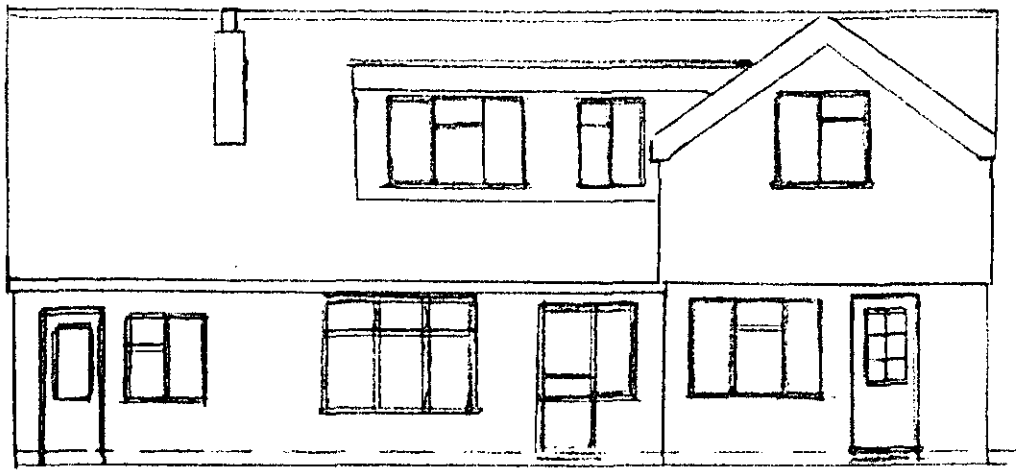


Block plan
Scale 1:500

15. JUN. 2000* 1759

APPROVED

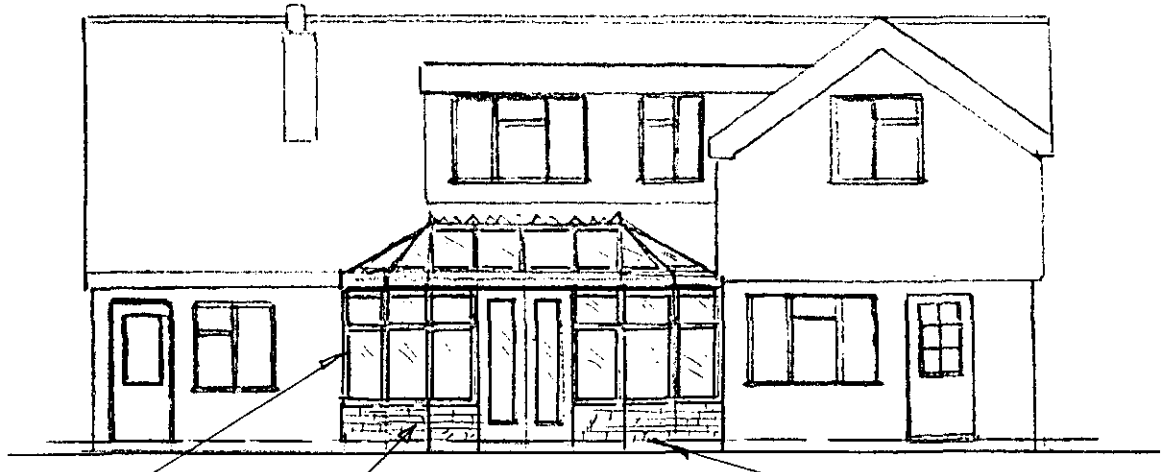
David and Elizabeth Hunter
37 Chestnut Avenue
WOKINGHAM
Berks
RG41 3HW



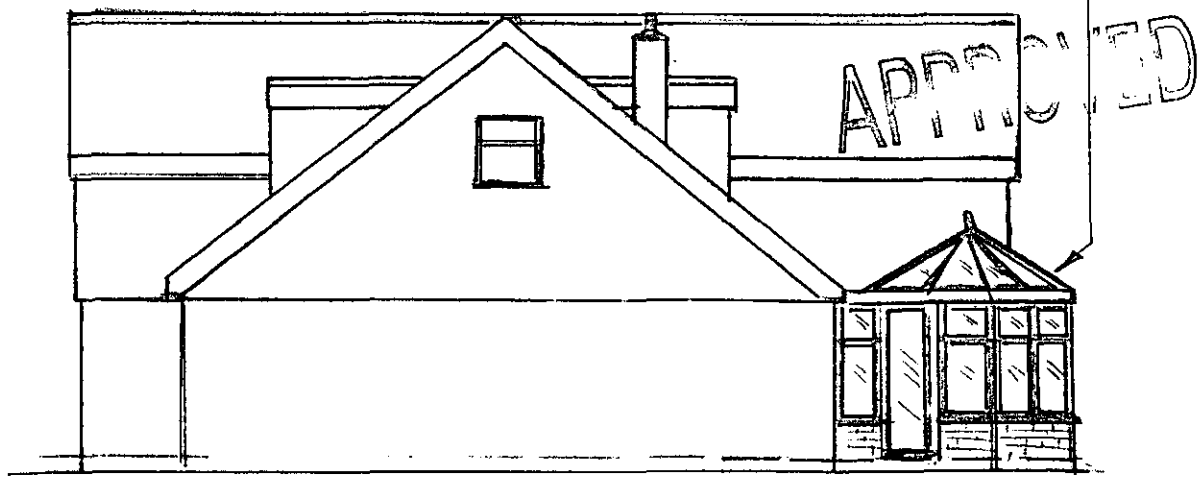
Existing rear elevation

15. JUN. 2000* 1759

Scale 1:100



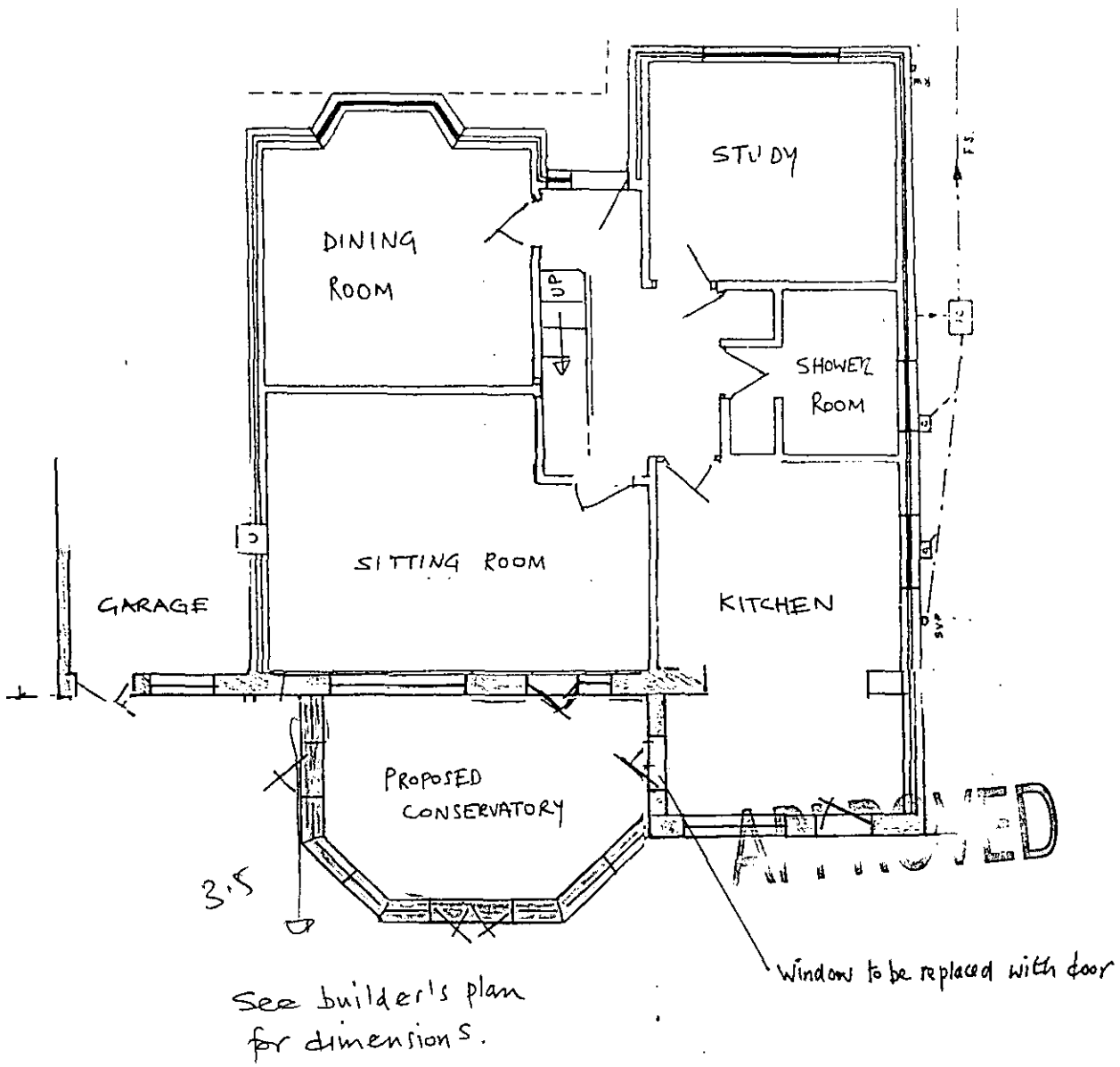
Proposed Rear Elevation



Processed NE Side elevation

David and Elizabeth Hunter
37 Chestnut Avenue
WOKINGHAM
Berks
RG41 3HW

15. JUN. 2000* 1759



See builder's plan for dimensions.

Scale 1: 100

Conservatory proposed floor plan.

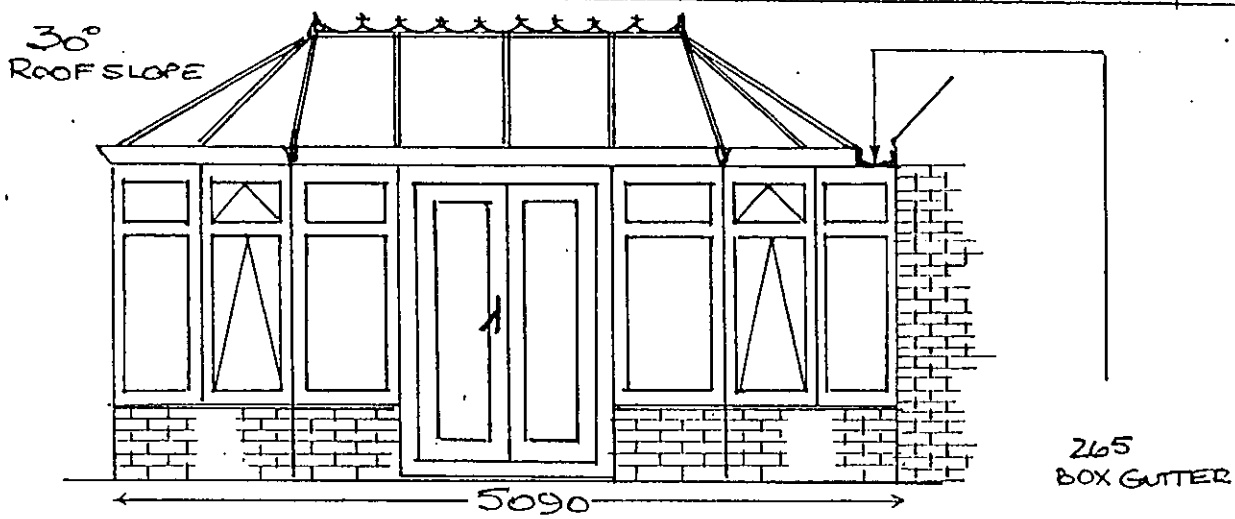
David and Elizabeth Hunter
37 Chestnut Avenue
WOKINGHAM
Berks
RG41 3HW

15 JUN 2000 1759

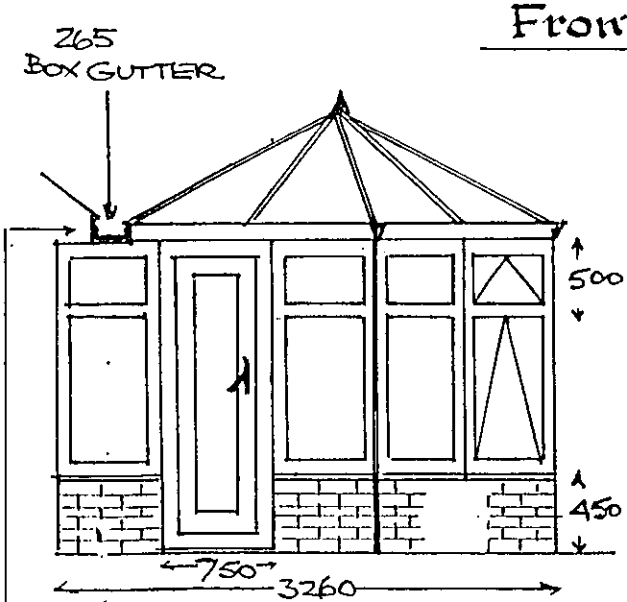
COUNTY CONSERVATORIES
DISPLAY CENTRE LTD
COUNTRY GARDENS
GARDEN CENTRE LONDON ROAD
WINDLESHAM SURREY
TEL: 01344 626130
FAX: 01344 873177
THE CONSERVATORY SPECIALISTS

Proposed Victorian style special Conservatory for Mr & Mrs Hunter.

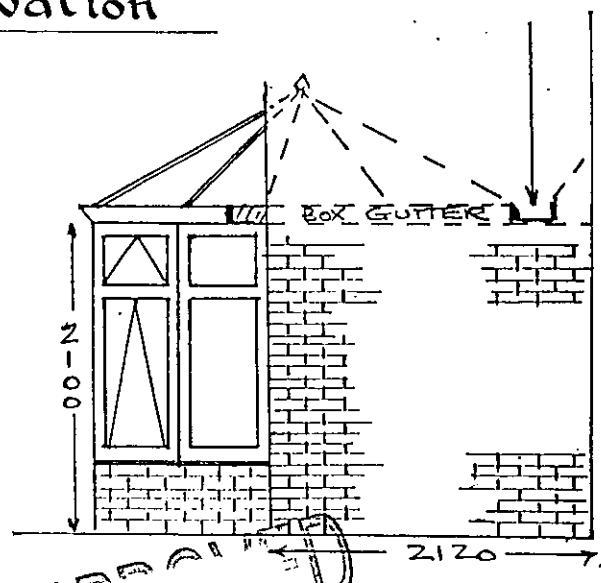
AM 5/00



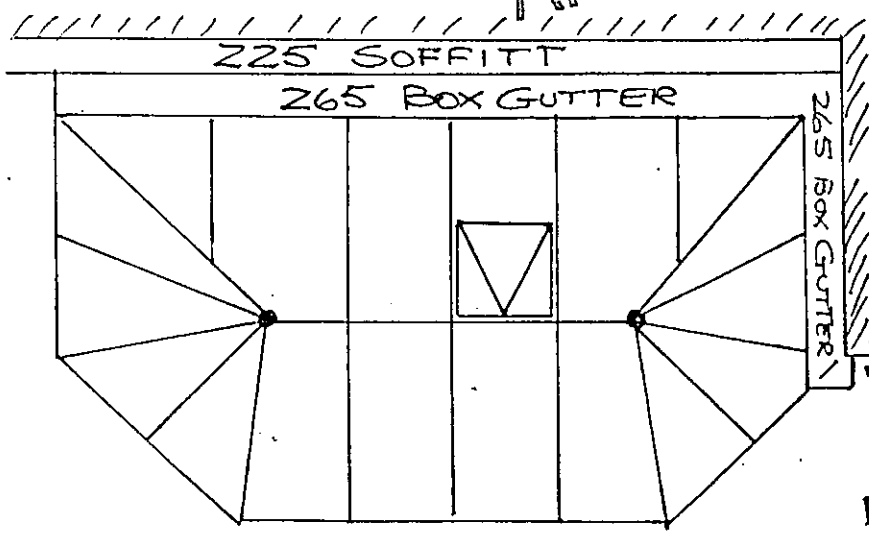
Front elevation



Left elevation



Right elevation



T PIECE TO CONVERT FROM BOX GUTTER TO GUTTER AND DOWN PIPE

END OF ANGLED PANEL TO JOIN TO ANGLED WALL

Roof plan



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 1250

15.JUN.2000* 1759